



COUNCIL MINUTES OCTOBER 11, 2016, 6:30PM, SFD COMMUNITY CENTER

The meeting was called to order at 6:30pm by Mark Brown. The invocation was led by Linda Southard, followed by the Pledge of Allegiance. The following were present:

Council

Mark Brown, Mayor
Dena Barnes, Mayor Pro-tem
Mike Adams
John O'Day
Reece Walker

Staff

Scott Whitaker, Town Manager
Valarie Halvorsen, Town Clerk
Carrie Spencer, Planning Director
Dee Hall, Finance Officer

Barnes motioned to formally excuse Dianne Laughlin, seconded by Adams, which carried unanimously.

CONSENT AGENDA

Brown recommended removing agenda item 10. *D. Remote Meeting Participation/Teleconferencing Policy.*

Barnes motioned to approve the consent agenda, including the amended agenda, open and closed minutes for 9/13, financial report, and Municipal Records Retention Schedule amendment. The motion was seconded by O'Day and carried unanimously.

ANNOUNCEMENTS

Whitaker announced the following: the Touch-A-Truck event would be 10/29, 10:00am-12:30pm at SAP; there was one resident opening on the Founders' Day Committee; the Historical Committee was sponsoring a history writing contest for local students (information on town website); the regularly scheduled 11/8 council meeting had been moved to 11/9 due to the election.

PUBLIC COMMENTS

Board of Education candidate Angelo Kidd introduced himself and stated he had worked in education for 46 years.

Christa Miller of 7071 Toscana Trace said GroundWorks (Billy Tesh) had made additional repairs to the Summerfield Vine Trail with no additional cost to the town, thanked council for honoring the commitment, and presented a plaque of appreciation to Town Council and the Trails and Open Space Committee.

Marie Brown of 7075 Toscana Trace and Suzie van Zeeland of 7074 Toscana Trace both expressed appreciation for the trail repairs.

Clark Doggett of 7986 Highfill Road spoke of the health benefits of walking, stated there were 12 crossings on the A&Y that are safe in his estimation, and noted his preference was to utilize the US-220 tunnel. He felt the crossing at Strawberry Road was still a viable option and that he had crossed there without incident many times.

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Ruth Bowden of 3243 Pleasant Ridge Road stated appreciation for trails and would like to have sidewalks as well.

Teresa Pegram of 7401 Greenlawn Drive noted that she and many other residents do not want their tax dollars paying for trails.

Amy Crockett of 940 East Shore Circle, Stokesdale, said that crossing at US-220 was dangerous, noting her husband was struck by a car and killed along Church Street. She supports trails, but said safety must be the most important consideration.

Dwayne Crawford of 1106 NC-150 West said the US-220 crossing would be the only one at a "superstreet," which is designed to efficiently move traffic, and urged council to reconsider due to safety concerns.

Beth Kaplan of 7979 Highfill Road commended council on supporting trails, which citizens said they wanted per the Comprehensive Plan.

Janelle Robinson of 4945 US-220 North is a frequent trail user and was concerned with the dangers of crossing at US-220.

Gail Dunham of 5805 Snow Hill Drive felt remote meeting participation should not be allowed; the US-220 trail crossing was unsafe; the proposed PUD only benefits developers and does not preserve Summerfield's rural character; and council/staff need to focus on current projects and not increase taxes for additional projects.

Don Wendelken of 3406 Windswept Drive felt the tunnel was a much safer option than crossing at US-220 and that other options would be very expensive and fall on the taxpayers to fund.

Matthew Rand of 8306 Spotswood Road stated that not all taxpayers use trails but that not all taxpayers use libraries either, and noted pedestrian safety was a very important consideration.

COMMITTEE / EVENT REPORTS

- A. Finance:** Dee Hall said the committee finalized investment recommendations during its 9/19 meeting. The 10/17 meeting was canceled.
- B. Historical:** Linda Southard said the historical markers for Laughlin School and the Bugler Boy had arrived and a date for the unveiling was being coordinated with Laughlin Professional Development Center.
- C. Trails and Open Space:** Jane Doggett said the committee continued to look at open space and trail options; the next meeting would be 10/26.

EMERGENCY SERVICES REPORTS

- A. Summerfield Fire District:** Chief Chris Johnson reported September calls (104 total: 13 fire, 73 EMS, 18 "other"); 26 child safety seats were installed. Johnson stated approximately 275 adults and 1300 children were reached through public education and community outreach in September, and 300 during the fire safety visit at Summerfield Charter School. In light of the recent damage done by Hurricane Matthew, the department reminded all to "Turn around, don't drown" when encountering water in roadways, noting flash floods are the number one cause of weather-related deaths in the US.

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B. Guilford Co. Sheriff's Dept.: *no report.*

C. Guilford Co. Emergency Services: Halvorsen read a report submitted by Emergency Management Division Director Don Campbell for the month of September: EMS had a total of 75 calls in Summerfield. Emergency Management assisted agencies with coordinating contingency plans during the fuel shortage created by the Colonial Pipeline spill in Alabama and assisted agencies in sending resources to Charlotte for the civil unrest events.

PUBLIC HEARING/ACTION REGARDING REZONING CASE RZ-02-16

Request by Tammy Roberts to rezone ±3.31 acres from AG (Agricultural) to CU-RS-40 (Residential). The property is located at 7516 Strader Road, parcel 0147698.

Spencer stated the applicant originally proposed 3 building lots with the following amended conditions: 2,300 ft² (changed from 2,600 ft²), minimum one story under air-conditioning, 2,700 ft² (changed from 3,000 ft²), minimum two stories under air-conditioning; crawl space or basement; veneer to be cementous siding, brick, stone, or decorative vinyl such as shake or board and batten (previous condition was with 20% or less vinyl). The density in RS-40 is 0.73 which would not allow 3 lots for this site, but in the past it had been allowed in smaller subdivisions of this nature, with 0.73 units/acre interpreted to apply to larger subdivisions. The Zoning Board voted to recommend denial of the request based on it not meeting the density requirement for 3 lots and it not supporting community character preservation; however, Roberts had amended her request to include only 2 lots, which would meet the density requirement.

Owner and developer Tammy Roberts of 7500 Longhorn Drive in Greensboro stated she was the builder and had amended her proposal to request 2 lots instead of 3; trees would be retained as much as possible; and while the homes would face the street, landscaping would be installed to make the view from the street more attractive.

Brown opened the public hearing at 7:37pm.

Proponents: *none*

Opponents:

Ben Dawkins of 7515 Strader Road felt the proposal was not in keeping with the much larger surrounding lots and felt it would not preserve rural character.

Jane Jackson of 7526 Strader Road agreed with Dawkins and cited increased traffic as a concern.

Proponent Rebuttal: Roberts reiterated that the request was for 2 lots, not 3.

Brown closed the public hearing at 7:42pm.

There was much discussion about consistency with surrounding development, tree preservation, setbacks, the change in request from 3 lots to 2, and an additional condition offered by the applicant to install a natural landscape buffer with native vegetation.

O'Day motioned to remand the case back to the Zoning Board for reconsideration based on the new conditions. The motion was seconded by Barnes and failed with Walker and Adams opposed and Brown casting the deciding vote.



Adams motioned to deny rezoning case RZ-02-16 due to inconsistency with Comprehensive Plan Objective 3. *Community Character Preservation*, and Objective 8. *Attractive Community Appearance*, stating the request was not in the public interest based on these objectives. The motion was seconded by Walker and carried 3 to 1 (O'Day opposed).

BUSINESS FROM TOWN MANAGER

- A. Board of Adjustment reappointments:** The four members whose terms are expiring (Jim Brady, Lewis Nash, Mike Stewart, and Ron Willis) had notified town hall of their intent to continue serving and had requested to be reappointed.

Barnes motioned to reappoint Brady, seconded by Adams, which carried unanimously.

Barnes motioned to reappoint Nash, seconded by Walker, which carried unanimously.

O'Day motioned to reappoint Stewart, seconded by Barnes, which carried unanimously.

Walker motioned to reappoint Willis, seconded by Adams, which carried unanimously.

- B. Finance Committee appointments (new):** There were two resident openings resulting from past resignations and Wendel Parks and Alan Abrams were new applicants. Both had been interviewed by the subcommittee. Past resignations involved one opening that had since expired and one that would have gone through June 2017, so one open position would expire June 2019 (a two-year term plus the remaining time) and the other open position would expire June 2018 (short a full two-year term because appointments are made based on the fiscal year).

Barnes motioned to appoint Wendel Parks to a term expiring 6/19. The motion was seconded by O'Day and carried unanimously.

Barnes motioned to appoint Alan Abrams to a term expiring 6/18. The motion was seconded by O'Day and carried unanimously.

- C. Finance Committee investment recommendation:** The three unanimous recommendations were:

- 1) Move \$1M from the money market account at the Bank of North Carolina and invest in a 3-year CDAR at the Bank of Oak Ridge at the current rate of 1.30%;
- 2) Move \$600K from the money market account at the Bank of North Carolina and invest in a 2-year CDAR at the Bank of Oak Ridge at the current rate of 1.15%; and,
- 3) Move the entire amount in the Newbridge money market account (\$47,392.38 as of 8/31/16) into the Bank of North Carolina money market account at the current rate of 1.00% due to the low yield rate of 0.10% at Newbridge.

Adams motioned to approve the investment recommendations as presented, seconded by Barnes, which carried unanimously.

- D. Remote Meeting Participation/Teleconferencing Policy:** *removed from agenda*

- E. Development Ordinance text amendment for Planned Development zoning district:** Staff recommended consideration of a text amendment to the current Development Ordinance that would add a "Planned Development (PD)" zoning district. The district would afford more consistency between the Ordinance and adopted Comprehensive Plan and dictate appropriate



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standards and processes to ensure compatibility with the community's vision for growth. The process would be to pass the resolution of intent, draft the ordinance amendment, then take the draft before both Zoning Board and council via public hearings.

O'Day motioned to approve the Resolution of Intent to Amend the Summerfield Development Ordinance to Include Planned Development (PD) Zoning, seconded by Walker, which carried unanimously.

F. Council roadshow: Whitaker stated the idea was to relocate some upcoming meetings to places around town in order to better familiarize both Council and citizens with places they might not normally frequent. No specific locations had been arraigned yet. Council agreed by consensus.

G. Reports, updates, or comments: Whitaker reported the following: recruitment for the Planner position was continuing, the Movie-in-the-Park event was well attended and exposed SCP and the amphitheater to many who had not visited before. Adams and O'Day agreed and thanked staff for their excellent work on the event. Whitaker stated demolition on a portion of the Martin House was scheduled over the next three days.

BUSINESS FROM MAYOR AND COUNCIL

A. A&Y Greenway (south) crossing at US-220: Whitaker reminded all of the recent decision directing Stewart to proceed with exploration of an at-grade, signaled crossing at US-220 and Strawberry Road had prompted some citizen concern in relation to safety. Additionally, a sidewalk connector between the existing pedestrian tunnel and the southern end of Summerfield Road had been proposed in order to put the tunnel into use quicker and to provide another option to transition some greenway users to the west side of US-220.

Iona Thomas with Stewart reviewed options. Discussion included safety concerns, tunnel use, the possibility of having to reimburse DOT if the tunnel is not used, signals and signage, and drainage easements.

By consensus, Thomas was asked to gather more information so the discussion could continue at a special called meeting in the next two weeks.

B. Unsealing of closed session minutes: Hill had reviewed the minutes and provided a recommendation. Adams motioned to unseal the closed session minutes as recommended by Hill. The motion was seconded by Barnes and carried unanimously.

C. Reports, updates, or comments: *(none)*

With no further business, a motion was made at 10:05pm by Walker to adjourn. The motion was seconded by O'Day and carried unanimously.

Mark Brown, Mayor

Valarie R. Halvorsen, Town Clerk

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